

Commercial Projects

Frequently Asked Questions

Does the Town of Merrimack follow the NH State Adopted Codes: IBC, IMC, IPC, IEEC 2009, ANSI 117.1 & State Fire Code SAF-C 6000

Yes. All buildings, building components, and structures constructed in Merrimack New Hampshire shall comply with the state building code and state fire codes. As of January 1, 2015 the New Hampshire State Building Codes, with amendments, are;

2009 International Building Code	2014 NFPA 70 NEC
2009 International Residential Code	2009 NFPA 101 Life Safety
2009 International Plumbing Code	NFPA 2009 Fire Prevention
2009 International Mechanical Code	Code Ref: (RSA 155-A-1. &
2009 International Energy Conservation Code	155-A:2)

See NHDOS web site <http://www.nh.gov/safety/divisions/firesafety/building/index.html>

How long does it take to get a Building Permit?

It usually takes about 3 - 5 days for a typical plan review, but it could take up to 2 weeks depending on the department work load, the number of applications received, the extent of the scope of work, detail of plans and construction documents.

Do you require the owner/ landlord approval prior to submitting a permit?

Not necessarily, the owner's authorized agent can sign for the owner, but the agent has to sign the application and check the authorization box, as required on the permit application form.

How many sets of plans/ drawings are required?

(2) Complete sets – (1) 11" x 17" reduced copy set date stamped, (1) full size plan set date stamped. Once the permit has been issued the approved full size plan set will be returned and will be required to remain at the construction site and be readily available for review.

As reference to the (1) full-size hard copy and (1) 11x17 hard copy, does the signature need to be “wet signed” and “wet sealed/crimped” or can it be electronically signed/sealed then printed.

It can it be electronically signed/sealed then printed.

When are stamped engineered plans required?

New commercial, industrial and public building construction projects require engineered stamped plans, prepared by a New Hampshire registered design professional. The design professional shall act as the “engineer of record” and shall be responsible for submitting all construction documents and building design plans for code compliance. Ref: (IBC 107.3.4.)

Our plans are normally designated with a stamp saying “permit set”. Is this wording acceptable?

The construction documents and plans submitted with the building permit application will be reviewed for code compliance. Only the plans that have been submitted and approved by this department will be accepted for construction.

Is a separate permit required for low voltage wiring (such as speaker and data/phone lines)?

No, permits are not required for low voltage wiring.

Can low voltage wiring (plenum rated) be routed in free air or is conduit required?

All electrical wiring shall be installed to the manufactures listed and labeled use for it's application, per the NEC 70 NFPA 2014.

Do any of the subcontractors, installers, fabricators, and/or welders need local or state certification?

Electricians, Plumbers & Gas Fitter's are required to hold current NH licenses.

Do I need to file a separate fire sprinkler system application?

Yes, separate automatic fire sprinkler design plans are to be submitted for commercial, industrial and some residential homes as part of a subdivision, do required fire protection, as conditions of approval. Sprinkler Design Plans are to be submitted to the Merrimack Fire Marshall's office.

Do you require fire alarm and fire protection plans for a tenant fit-up of an unoccupied space, even if the plans were already submitted with the original building permit?

Yes. You will need to submit a separate automatic fire sprinkler and fire alarm design plans for each proposed tenant space. The plans are to be submitted to the Merrimack Fire Marshall's office.

Per Code, are we required to have a fire alarm system in our space?

- If so, is this a fire alarm that is individual to our space or would it be tied into the malls fire alarm?
- If we are required to have a fire alarm, are horns, strobes & pulls stations required in our space?
- Are we required by code to have duct detectors that tie into the malls alarm system?

Yes to all.

All Fire Alarm systems shall be installed in accordance to NFPA 1 and NFPA 101.

In a retail/ mercantile occupancy does the dividing wall between the sales/stock wall need to be (1) hour rated?

Based on non-combustible construction the 2009 IBC - Table 601 & 602 Section 602.2 and 603.10 allow interior partitions to be non-rated when not part of an exit corridor or tenant separation.

Does the building code allow for a second means of exit egress to pass through a stock area of a mercantile/ tenant use without a corridor or hallway?

According to 2009 IBC Section 1014.2.4.2 – Means of Egress are not prohibited through stockrooms on Group M occupancies – provided all the following are met:

- Stock is of the *same hazard* classification found in main retail area
- Not more than 50% of the exit access is through the stockroom
- The stockroom is *not subject to locking from the egress side*, and
- There is a demarcation, *minimum 44 inch wide aisle defined* by a full or partial walls or similar construction, to be maintained leading directly from the retail area to the *exit* without obstructions

We want to install 12' high stock shelving, is there a separate permit required for stock room shelving of this height?

No, separate permits are not required for installing stockroom shelving. However, keep in mind the type of storage units/ racks are limited to the type of material being stored, such as a mercantile use, the fire rating for this use would typically be non-combustible, Type II construction. The storage racks would be required to be constructed, using non-combustible materials.

Would we need any additional requirements to get this approved, such as perforated shelving, in rack sprinklers, or upgraded sprinkler pressure and heads?

All listed manufactured storage shelving should come with installation instructions per the manufactures specifications. All shelving that exceeds 12'-0" AFF will require addition sprinkler protection in accordance with NFPA 1 and NFPA 101.

A typical multi-unit commercial retail space has 2,000 +/- sf, and there already is (1) toilet room per the original tenant bay space, does that (1) toilet room suffice?

Based on 2009 IPC - Table 403.1, and 403.3.3 required restroom facilities shall be based on 1 per 500 and located within a maximum travel distance of 300 ft.
Section 402.2 Exception (3): Separate facilities are not required in mercantile uses with an occupant load less than 50.

Is ceramic floor tile & cove base required in the public toilet room?

According to 2009 IBC Section 1210.1 all flooring materials within restrooms/ toilet facilities are to have a smooth, hard, nonabsorbent surface.

Is a janitor mop sink & water fountain required in a commercial building? Will a water bubbler suffice?

Yes, According to 2009 IPC Section 410.1 and Table 403.1 there shall be at least 1 drinking fountain per 1,000 persons, as an alternative to a drinking fountain an approved water dispenser can be substituted for a drinking fountain and as long as the number of water dispensers provided are not more than 50% of the occupant load. The 2009 IPC Table 403.1 requires a minimum of 1 service sink per store.

We have a question in regards to an open mall building "Restroom Travel", we find that adjoining buildings that have public facilities which include drinking fountains and janitors' closets with mop sinks with-in 300ft of our tenant space. Will these drinking fountains and mop sinks count for the tenant space requirements as indicated in the 2009 IPC Table 403.1?

If the original building plans, met the minimum fixture requirements, and listed on Table 403.1 of the IPC 2009. The Water Closet (toilets) minimum fixture totals are based on the total occupied square foot area per person. The total fixtures counts included the general public restrooms WC and each individual tenant space restrooms, for the combined total for Men and women gender distribution has to be 50-50.

The open mall is a Mercantile use – were the minimum code requirement is 1 drinking fountain per 100 persons and 1 service sink per unit. The total occupancy for the mall buildings is (8,196), therefore the minimum number of drinking fountains, high and low ADA standard water coolers, is a ratio of 1/1,000. The drinking fountain ratio indicated for an occupancy use description does not necessarily imply that every tenant must have a drinking fountain within that occupied space. As long as the ratio of people to drinking fountains is available when the occupancy is in use, the drinking fountains and water coolers could be located in adjacent open common areas.

The "service sink" required by Table 403.1 are intended to be of a type suitable for janitorial and building maintenance purposes. Service sinks include mop, laundry trays, utility and janitor sinks, etc. In all occupancies, except I-2, R-2 and R-3, only one service sink is required for the entire building. The service sink must be available to all portions of the building. The intent of the code is that employees and tenants of the building are able to access the required sink. The sink must be located on the same floor and can be in a locked janitor's closet, provided that all tenants have access by key or door code to gain entry. The required building sink can not be located in a tenant controlled space that is locked out (excluded) from entry to other tenants.